



New Barn Road | Shoreham by Sea | BN43 6HN
Guide Price £575,000





We are delighted to offer for sale this extremely well presented and extended four bedroom semi detached family home positioned at the base of the South Downs National Park



Property details: New Barn Road | Shoreham by Sea | BN43 6HN

Key Features

- Extended Semi Detached Family Home
- Four Bedrooms, Two Reception Rooms
- Ensuite Shower Room To Master Bedroom
- Distant Downland And Sea Views
- Off Street Parking And Garage
- Ground Floor Separate Wc
- Open Plan Extended Kitchen/Dining Room
- Electric Car Charger Point
- Circa 100ft East Aspect Rear Garden
- Inspection is a Must



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Feature double glazed front door through to:- SPACIOUS ENTRANCE HALL Comprising obscured glass pvcu double glazed window, feature circular pvcu double glazed window, laminate flooring, radiator, under stairs storage cupboard.

GROUND FLOOR WC Comprising obscured glass pvcu double glazed window, low flush wc, corner hand wash basin with vanity unit below, laminate flooring, extractor fan.

SPACIOUS LOUNGE West aspect. Comprising pvcu double glazed window, radiator, laminate flooring, recess storage space, coving.

OPEN PLAN EXTENDED MODERN KITCHEN/ DINING ROOM East and South aspect.

Kitchen: Newly fitted in Sept 2023 comprising square edge marble effect work surfaces with matching upstands and part tiled splashbacks, ample amount of cupboards and drawers, inset gas hob with two single ovens below and extractor fan over, space for American style fridge/freezer, separate island with inset butler sink having an integrated drainer and contemporary mixer tap, sunken spotlights, breakfast bar area with seating for three and feature pendant light fitting over, pvcu double glazed window, provision for dishwasher and washing machine,

Dining Area: Comprising two feature sky lights, two double glazed windows, vinyl flooring, sunken spotlights, wall mounted contemporary radiator, bi-folding doors out to rear garden.

FIRST FLOOR LANDING Comprising pvcu double glazed window, built in cupboard housing wall mounted combination boiler with slatted shelving.

OFFICE/ STUDY West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, coving, built in wardrobe with hanging rail and shelving.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, coving, built in wardrobe with hanging rail.

CONTEMPORARY FITTED BATHROOM East aspect. Newly fitted in February 2023. Comprising obscured glass pvcu double glazed window, low flush wc, contemporary hand wash basin with mixer tap and vanity unit below, panel enclosed bath integrated wall taps and hand shower attachment, further integrated shower with contemporary shower head over, part tiled walls, vinyl flooring, coving, wall mounted ladder style towel rail.

SECOND FLOOR LANDING Comprising obscured glass pvcu double glazed window.

DUAL ASPECT MASTER BEDROOM East and West aspect benefitting from distant Downland, sea and roof top views. Comprising pvcu double glazed window, two velux windows, radiator, carpeted flooring.

ENSUITE SHOWER ROOM Recently fitted Jan 24. Comprising obscured glass pvcu double glazed window, vinyl flooring, contemporary bowl hand wash basin with wall mixer tap and vanity unit below, low flush wc, walk in shower cubicle with fully tiled walls having an integrated shower and shower head over, extractor fan, spotlights, tiled splashback heated ladder style towel rail.

EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for approximately two vehicles, wall mounted electric car charger point.

FEATURE SUN TRAP REAR GARDEN Decked steps leading down onto large paved area leading further onto large lawned area, outside tap, gate to side access, fence and wall enclosed.

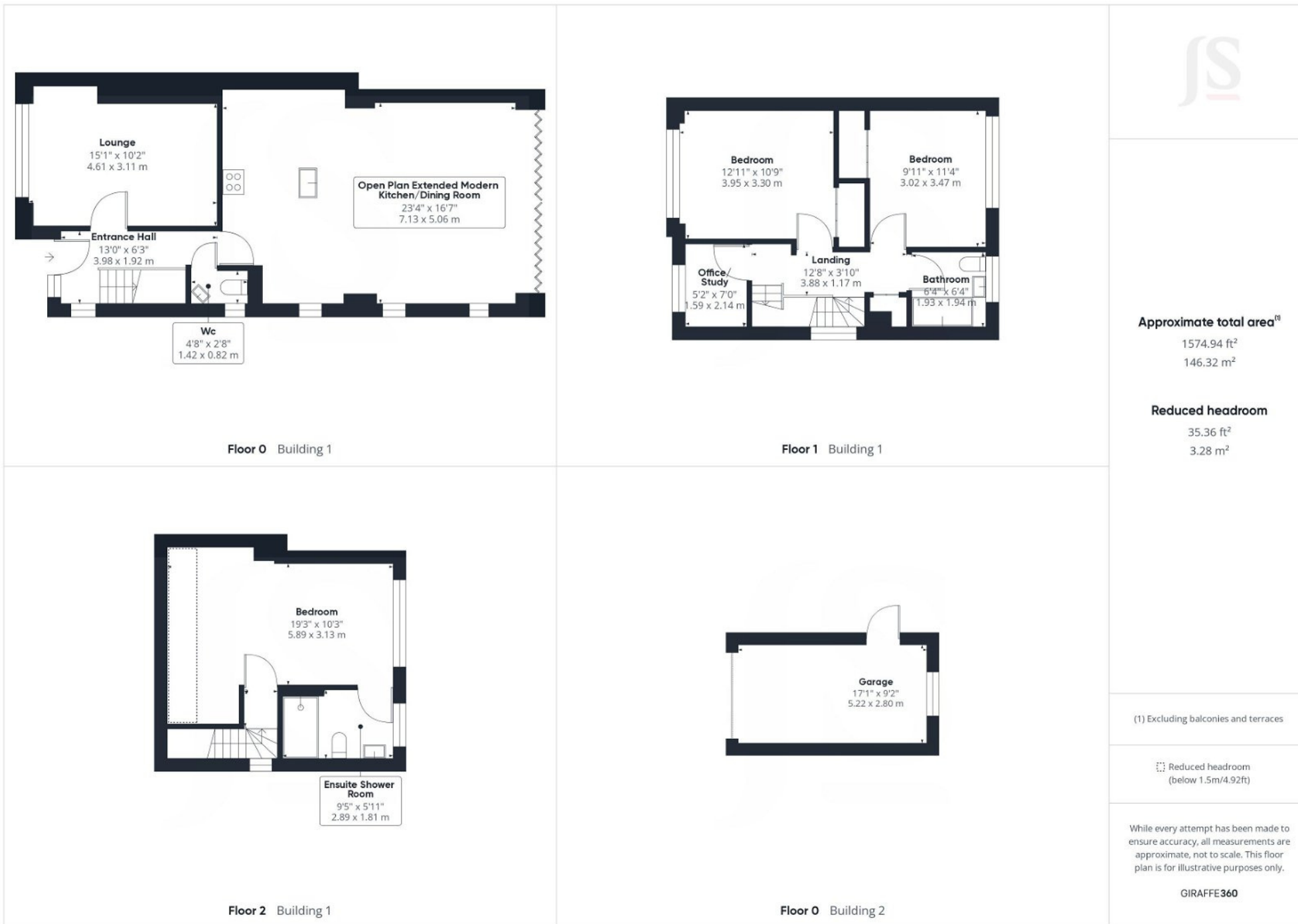
BRICK BUILT GARAGE Having an up and over door, side door into garden.

LOCATION

Conveniently situated close to the South Downs with Holmbush Shopping centre nearby as well as the centre of Shoreham which is just under 1 mile distant with its comprehensive shopping facilities, bars, restaurants, health centre, library and mainline railway station.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Approximate total area⁽¹⁾
1574.94 ft²
146.32 m²

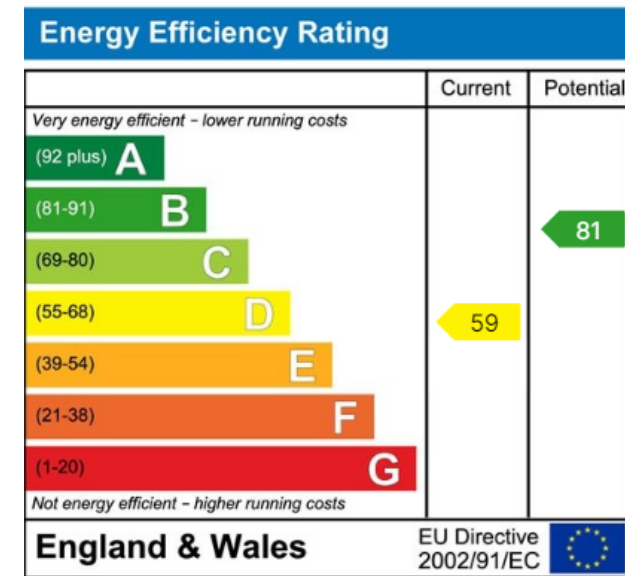
Reduced headroom
35.36 ft²
3.28 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 1335 sqft)

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.